



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING MINUTES Wednesday, April 29, 2015 – 7:00 P.M.

CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Council member Teresa O'Neill, Planning Commissioner Keith Stattenfield, and Planning Commissioner Raj Chahal.

Staff present: Payal Bhagat, Assistant Planner II, Architectural Committee Liaison

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

Mayor Matthews reviewed the Committee procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

- None.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- None.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent

Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None.

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10723**
Location: 1559 Jackson Street, a 7,582 square foot parcel located on the east side of Jackson Street approximately 150 feet north of El Camino Real, APN: 224-28-002; property is zoned R1-6L-Single-Family
Applicant: Trieu Nguyen, P.E. A Plus Engineers
Owner: Benjamin Richterr
Request: **Architectural Review** to allow demolition of the unpermitted interior improvements to the existing 740 square foot basement of a 1,253 square foot residence and allow a 480 square foot detached accessory structure and 492 square foot two car garage resulting in a property with potential five bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Project representation included the applicant and Mr. Yoon.

Ms. Bhagat reviewed the proposal and noted that the Historical and Landmarks Commission had recommended approval of the proposal subject to several conditions and that the applicant has complied with all the conditions. She noted that the basement plan currently does include walls dividing the space into several rooms. The Committee expressed some concerns regarding the basement layout.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0):

1. The applicant shall revise the plans to show composite material "Hardie" plank siding instead of vinyl siding for the accessory structure and
2. The applicant shall work with staff to revise the basement plan such that the demising (non-structural) walls are removed to make it an open floor plan.

8.B. File No.(s): **PLN2014-10840**
Location: 3345 Scott Boulevard, a four parcel site totaling 30.2 acre site located west from the intersection of Scott Boulevard and Bowers Avenue, APN(s): 216-31-082, -083, -084, -085; property is zoned ML-Light Industrial
Applicant/Owner: Jane Vaughan, Menlo Equities
Request: **Architectural Review** for an amendment to the previously approved 735,000 square foot office campus project and **Modification** to allow the fourth building at an increased

area of 244,880 square feet, height of 87.5 feet, and new seven story parking garage.
CEQA Determination: Adoption of **Addendum to Final Environmental Impact Report** (SCH#2011122041)
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: Approve, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for this item included the property owner, the design team, and Mr. Yoon.

Ms. Bhagat explained that the proposal is an amendment to a previously approved project where the proposed building area falls within the approved square footage. She noted that the proposed building is taller than the already constructed three buildings. The design team presented the design concepts for architecture and landscaping. The Committee asked questions regarding the ultimate site build-out. The Committee did not express any concerns regarding the proposal and recommended that the Zoning Administrator approve the requested modification for increase in height.

Motion/Action: The Architectural Committee approved the project subject to the following condition (3-0-0-0):

1. The applicant shall comply with all the mitigation measure of the previously adopted environmental impact report.

8.C. File No.(s): **PLN2015-10915**
Location: 1675 Jackson Street, a 7,500 square foot parcel located on the east of Jackson Street, approximately 100 feet south of Reeve Street, APN: 224-26-016; property is zoned R1-6L-Single Family
Applicant/Owner: Rudah and Thu Thach Benyuhmin
Request: **Architectural Review** to allow a 1,736 square foot first floor addition to an existing 1,043 square foot home and construction of a new 1,485 square foot basement resulting into a 4,263 square foot residence with potential four bedrooms and a new 399 square foot accessory dwelling unit attached to the existing garage resulting in a property with potential five bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Project representation included the applicant.

Ms. Bhagat reviewed the proposal and noted that the Historical and Landmarks Commission did not express any concerns regarding the proposed design. The Commission also noted that the subject property was historically significant. The Committee reviewed the design and did not express any concerns.

Motion/Action: The Architectural Committee approved the project (3-0-0-0).

8.D. File No.(s): **PLN2015-10995**
Location: 113 North Cypress Avenue, a 9,295 square foot parcel located approximately 60 feet south from the intersection of Forest Avenue and N. Cypress Avenue, APN: 303-21-001; property is zoned R1-6L-Single Family
Applicant/Owner: Gary Tsang
Request: **Architectural Review** and **Modification** to allow 638 square foot accessory dwelling unit attached to an existing two detached car garage at an 11' 3" rear yard setback where 15 feet is required resulting in a property with four bedrooms. The existing house on the property is 2,020 square feet with three bedrooms.
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the owner.

Ms. Bhagat reviewed the proposal and noted that the applicant is requesting a reduction the rear yard setback in an effort to preserve the existing tree in the backyard. The Committee did not express any concerns regarding the proposal and recommended that the Zoning Administrator approve the requested modification.

Motion/Action: The Architectural Committee approved the project (3-0-0-0).

8.E. File No.(s): **PLN2015-11004**
Location: 2367 Arlene Drive, a 9,222 square foot lot located approximately 200 feet east from the intersection of Maryann Drive and Arlene Drive, APN: 290-33-070; property is zoned R1-6L-Single Family
Applicant/Owner: David A Fiore
Request: **Architectural Review** to allow the demolition of an existing 1,344 square foot one story residence and develop a new 3,215 square foot, one story, five bedroom residence. *(Continued from April 15, 2015 Architectural Committee Meeting)*
CEQA Determination: **Categorically Exempt** per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owner, project design team, and neighbors Mr. Tom and Ms. Kathy.

Ms. Bhagat reviewed the proposal and noted that no changes were made to the design since it was last presented. She also noted the size of homes for the neighboring properties. The Committee showed some concerns regarding the proposed roof height and mass. The neighbors noted that house was too big compared to the other homes in the neighborhood. The Committee expressed concerns regarding the proposed roof design.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0):

1. The applicant shall work with staff and revise the roof plans to a double gable roof design for the front pitched roof, and
2. The applicant shall preserve the two trees currently located in the front yard during construction.

8.F. File No.(s): **PLN2015-11049**
Location: 380 La Herran Drive, a 6,465 square foot lot located 231 feet south from the intersection of Sullivan Drive and La Herran Drive, APN: 316-13-006; property is zoned R1-6L-Single Family
Applicant: Augustine Designs
Owner: Lawrence B. Kong
Request: **Architectural Review** to allow a 678 square foot one story front yard addition to an existing 1,716 square foot residence resulting in a four bedroom house and a **Modification** to allow the width of the garage at a minimum 17' 4" where 20' is required.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the property owner.

Ms. Bhagat reviewed the proposal and noted that staff has concerns regarding the second fire place intruding into the existing garage further reducing the garage's interior clear dimension. The Committee had concerns regarding the stone veneer covering the entire entrance porch.

Motion/Action: The Architectural Committee approved the project subject to the following conditions (3-0-0-0):

1. The applicant shall revise the front elevation to only have the stone veneer on the lower portion of the entrance porch and have stucco on the remaining portion, and
2. The applicant shall relocate the fire place in the living room such that it is not intruding in the required interior clear garage space thus reducing the garage width further.

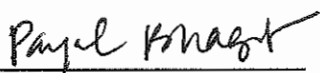
9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Item
 - None

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on May 13, 2015, at 7:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer

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